

MICHAEL A. PRUDE AND WIFE, KIMBERLY PRUDE,
GRANTORS

WARRANTY

TO

DEED

EVERY T. MAESTRI, *single man*
GRANTEE

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Michael A. Prude and wife, Kimberly Prude, do hereby sell, convey, and warrant unto Avery T. Maestri, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

Lot 164, Section "C", Magnolia Lakes Subdivision, located in Section 35, Township 1 South, Range 6 West, DeSoto County, Mississippi, as recorded in Plat Book 68, Page 35, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty in this deed is subject to rights of ways and easements for public roads and public utilities, to building, zoning, subdivision and health department regulations in effect in DeSoto County, Mississippi.

Subject to subdivision restrictive covenants, easements and setback lines as recorded in Book 68, Page 35, in the office of the Chancery Clerk of DeSoto County, Mississippi.

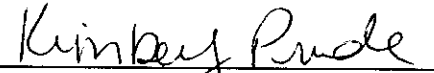
Taxes for 2006 have been prorated, and possession is given with this deed.

Kimberly Prude joins in the execution of this Warranty Deed for the sole and only purpose of conveying any and all homestead rights which she may now have or hereafter acquire in the above described property.

WITNESS our signature(s), this the 4th day of January, 2006.



Michael A. Prude

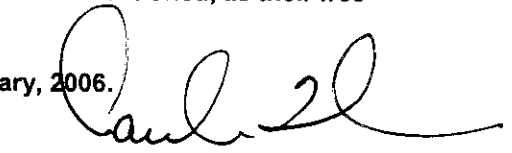


Kimberly Prude

STATE OF MISSISSIPPI:
COUNTY OF DESOTO:

PERSONALLY APPEARED before me, the undersigned authority at law, in and for the State and County aforesaid, the within named MICHAEL A. PRUDE and wife, Kimberly Prude, who acknowledged that they signed and delivered the above and foregoing Deed on the day and year therein mentioned, as their free act and deed, and for the purposed therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 4th day of January, 2006.


Notary Public

My commission expires:

Grantors Address:

8150 Hunters Creek Dr.
Olive Branch, MS 38654
Home Phone Number: 901-583-9
Business Number: 901-433-4070

Grantees Address:

10712 Oak Circle North
Olive Branch, MS 38654
Home Phone Number: 901-258-1634
Business Number: 901-797-7100

Prepared By:

Austin Law Firm, P.A.
6928 Cobblestone Drive
Suite 100
Southaven, Mississippi 38672
(662) 890-7575

S12-05-1632

Realty